



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 16, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

34 December 16, 2014

  
PATRICK OZAWA  
ACTING EXECUTIVE OFFICER

**QUITCLAIM OF STORM DRAIN EASEMENTS  
MISCELLANEOUS EASEMENT, PRIVATE DRAIN 2304,  
PARCELS 7EX, 8EX, AND 9EX  
IN THE CITY OF MALIBU  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the Quitclaim of Easements, associated with Miscellaneous Easement, Private Drain 2304, Parcels 7EX, 8EX, and 9EX, in the City of Malibu, as shown in Exhibit A, from the Los Angeles County Flood Control District to the underlying fee owners.

### **IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the Quitclaim of Easement to be categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the Los Angeles County Flood Control District's Miscellaneous Easement, Private Drain 2304, Parcels 7EX, 8EX, and 9EX, are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the Quitclaim of Easements to the underlying fee owners.
4. Instruct the Mayor to execute the Quitclaim of Easement documents.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to provide for the quitclaim of the excess easements back to the underlying property owners. The easements that were dedicated to the District, as described in Exhibit A, are no longer necessary for District purposes.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) by providing for the quitclaim of the excess easements back to the underlying property owners, which is beneficial to both the County of Los Angeles and the underlying property owners.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund by quitclaiming the excess easements back to the underlying property owners.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Private Drain 2304, Parcels 7EX, 8EX, and 9EX, was originally obtained in connection with a storm drain project in the City of Malibu. Since the easements were granted, the plans for Private Drain 2304 have been revised to eliminate the inlet/outlet pipes due to a change in on-site/off-site grading. The original easements are now in excess.

Plans for Private Drain 2304, Parcel 7EX, 8EX, and 9EX, were reviewed by the Department of Public Works. The Quitclaim of Easement documents have been approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA). The Quitclaim of Easements are within the class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15312 of the CEQA guidelines and Classes 5 and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Since the easements are now excess and no longer required, the quitclaims will not have an adverse impact on current services or projects.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed originals of the Quitclaim of Easement documents to the Department of Public Works, Land Development Division. Retain the duplicate copies for your records.

The Honorable Board of Supervisors

12/16/2014

Page 3

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

MDE:plg

Enclosures

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Department of Regional Planning  
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND TAX  
STATEMENT TO:

Jeffrey G. Peterson  
27498 Latigo Bay View Drive  
Malibu, CA 90265

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:  
4460-035-007 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JEFFREY G. PETERSON, a single man, all its right, title, and interest in and to the following easements in, on, over, under, and across the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

An easement for covered storm drain and appurtenant structures and ingress and egress, as shown on and dedicated on the map of Tract No. 46851, filed in Book 1171, pages 62 to 73, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 7EX in said Exhibit A.

An easement for ingress and egress purposes, as shown on and dedicated on the map of Tract No. 46851, filed in Book 1171, pages 62 to 73, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 8EX in said Exhibit A.

Dated December 16, 2014



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

Deputy

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By Mike Antonovich

Chairman, Board of Supervisors of the Los Angeles  
County Flood Control District

File with: TRANSFER DRAINS  
PRIVATE DRAIN NO. 2304  
Parcels 7EX and 8EX  
I.M. 114-037  
S.D. 3 LSDESMT  
Project ID No. MPF0000046

KR:bw

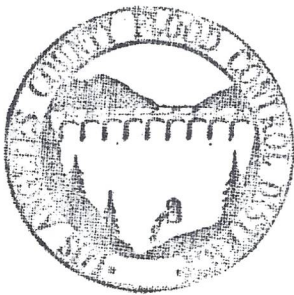
P:CONF:KRQCOFPD2304.1 92314 FNL 101514

STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF LOS ANGELES             )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16th day of December, 20 14, the facsimile signature of MIKE ANTONOVICH, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



PATRICK OGAWA , Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARK J. SALADINO  
County Counsel

By Carole Suzuki for Claudia  
Deputy Gutierrez

APPROVED as to title and execution,  _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

## **EXHIBIT A**

File with: TRANSFER DRAINS  
PRIVATE DRAIN NO. 2304  
7EX, AND 8EX.  
T.G. 627 (J-6)  
I.M. 114-037  
Third District  
A.P.N. 4460-035-007 (PORTION),

### **DESCRIPTION**

#### **PARCEL NO. 7EX** (Quitclaim of Easement):

That portion of Lot 7 of Tract No. 46851, as shown on map filed in Book 1171, pages 62 to 73 inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, designated as "10' & 25' WIDE EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICTS FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES" on said map.

#### **PARCEL NO. 8EX** (Quitclaim of Easement):

That portion of Lot 7 of Tract No. 46851, as shown on map filed in Book 1171, pages 62 to 73 inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, designated as "10' WIDE & VARIABLE WIDTH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICTS FOR INGRESS AND EGRESS PURPOSES" on said map.





APPROVED AS TO DESCRIPTION
<u>September 25, 2014</u>
COUNTY OF LOS ANGELES
By <u>[Signature]</u>
LICENSED SURVEYOR
Land Development Division

\\C:\USERS\MESFAND\DOCUMENTS\PD 2304 QC OF EASEMENTS 1 FROM LACFCD TO PUBLIC.DOC

DUPLICATE

MAIL THIS DOCUMENT AND TAX  
STATEMENT TO:

Mr. and Mrs. Jean-Jacques Elbaz  
27495 Latigo Bay View Drive  
Malibu, CA 90265

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4460-035-009 (Portion)

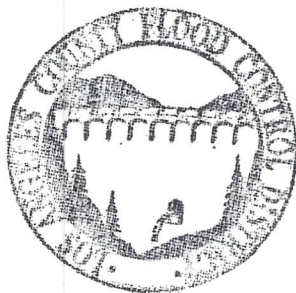
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JEAN-JACQUES ELBAZ and BETTY ELBAZ, husband and wife, as community property, all its right, title, and interest in and to that certain easement for covered storm drain and appurtenant structures and ingress and egress purposes, as shown on and dedicated on the map of Tract No. 46851, filed in Book 1171, pages 62 to 73, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated December 16, 2014



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By Mike Antonovitch

Chairman, Board of Supervisors of the Los Angeles  
County Flood Control District

ATTEST:

PATRICK OGAWA, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

Deputy

File with: TRANSFER DRAINS  
PRIVATE DRAIN NO. 2304  
Parcel 9EX  
I.M. 114-037  
S.D. 3 LSDESMT  
Project ID No. MPF0000046

KR:bw

P:CONF:KRQCOFPF2304.2 92314 FNL 101514

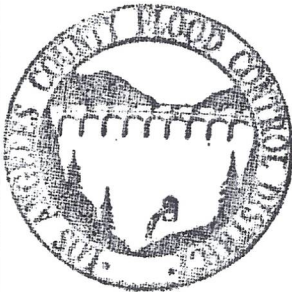


STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF LOS ANGELES    )

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In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



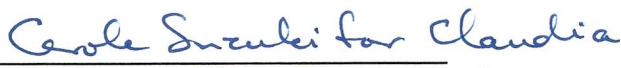
PATRICK OGAWA, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By   
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARK J. SALADINO  
County Counsel

By   
Deputy Gutierrez

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

File with: TRANSFER DRAINS  
PRIVATE DRAIN NO. 2304  
9EX  
T.G. 627 (J-7)  
I.M. 114-037  
Third District  
AND 4460-035-009 (PORTION)

### DESCRIPTION

#### PARCEL NO. 9EX (Quitclaim of Easement):

That portion of that certain "40' WIDE & VARIABLE WIDTH EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICTS FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND INGRESS AND EGRESS" in Lot 9 of Tract No. 46851, as shown on map filed in Book 1171, pages 62 to 73 inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, designated as on said map lying westerly of that certain course having bearing and length of N 17° 51' 46" W 512.93' in the westerly sideline of the Private Driveway and Firelane of certain "40' WIDE & VARIABLE WIDTH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICTS FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES" easement.



APPROVED AS TO DESCRIPTION
<i>September 25, 2014</i>
COUNTY OF LOS ANGELES
By <i>[Signature]</i>
LICENSED SURVEYOR Land Development Division